

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Said ordinances, as passed read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-F
(As Amended).*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Illinois Street; N. Franklin Street; the alley next south of and parallel to W. Illinois Street; and N. Orleans Street,

to those of a C2-4 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 2-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District, the R5 General Residence District and C2-3 General Commercial District, symbols and indications as shown on Map No. 2-G in the area bounded by W. Monroe Street; S. Loomis Street; W. Adams Street; S. Throop Street; W. Jackson Street; S. Loomis Street; W. Van Buren Street; S. Laflin Street; W. Adams Street; a line 80 feet east of S. Laflin Street; a line 125 feet north of W. Adams Street; and S. Laflin Street to a Residential Planned Development in the area above described.

[Plan of Development printed on pages 6657 to 6661 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Chapter 194A of the Municipal Code of Chicago, "The Chicago Zoning Ordinance", is hereby amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G for the property bounded by

a line 401.37 feet north of W. Webster Avenue; the alley next east of and parallel to N. Lakewood Avenue; a line 233.29 feet north of W. Webster Avenue; and N. Lakewood Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its date of passage and due publication.

Reclassification of Area Shown on Map No. 12-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 12-I in the area bounded by

the alley next north of and parallel to W. 51st Street; S. Rockwell Street; W. 51st Street; and S. Talman Avenue,

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 26-D.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District, M1-1 Restricted Manufacturing District and M2-1 General Manufacturing District symbols and indications as shown on Map No. 26-D in the area bounded by

E. 103rd Street; a line 756.79 feet east of S. Corliss Avenue; a line 290.20 feet south of E. 103rd Street; a line 1167.00 feet east of S. Corliss Avenue; E. 104th Street, or the line thereof if extended where no street exists; and S. Corliss Avenue,

to the designation of a Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 6662 to 6666 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 3-E.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1973, page 654 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area shown on Map No. 3-E.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion *Prevailed*, and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Sawyer, Jones, Adduci, Bilandic, Kwak, Madrzyk, Burke, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Cullerton, Laurino, Simon, Pucinski, Natarus, Wigoda, Stone—35.

Nays—Aldermen Despres, Cousins, Langford, Singer—4.

RESIDENTIAL PLANNED DEVELOPMENT #103
(INSTITUTIONAL)

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Public Building Commission of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Public Building Commission, City of Chicago, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Public Building Commission or its successors.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

6. Use of land will consist of Academic and related uses, a Police Academy, and public recreation buildings and areas as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classifications of the Chicago Zoning Ordinance.

APPLICANT: Public Building Commission
City of Chicago

DATE: July 25, 1973

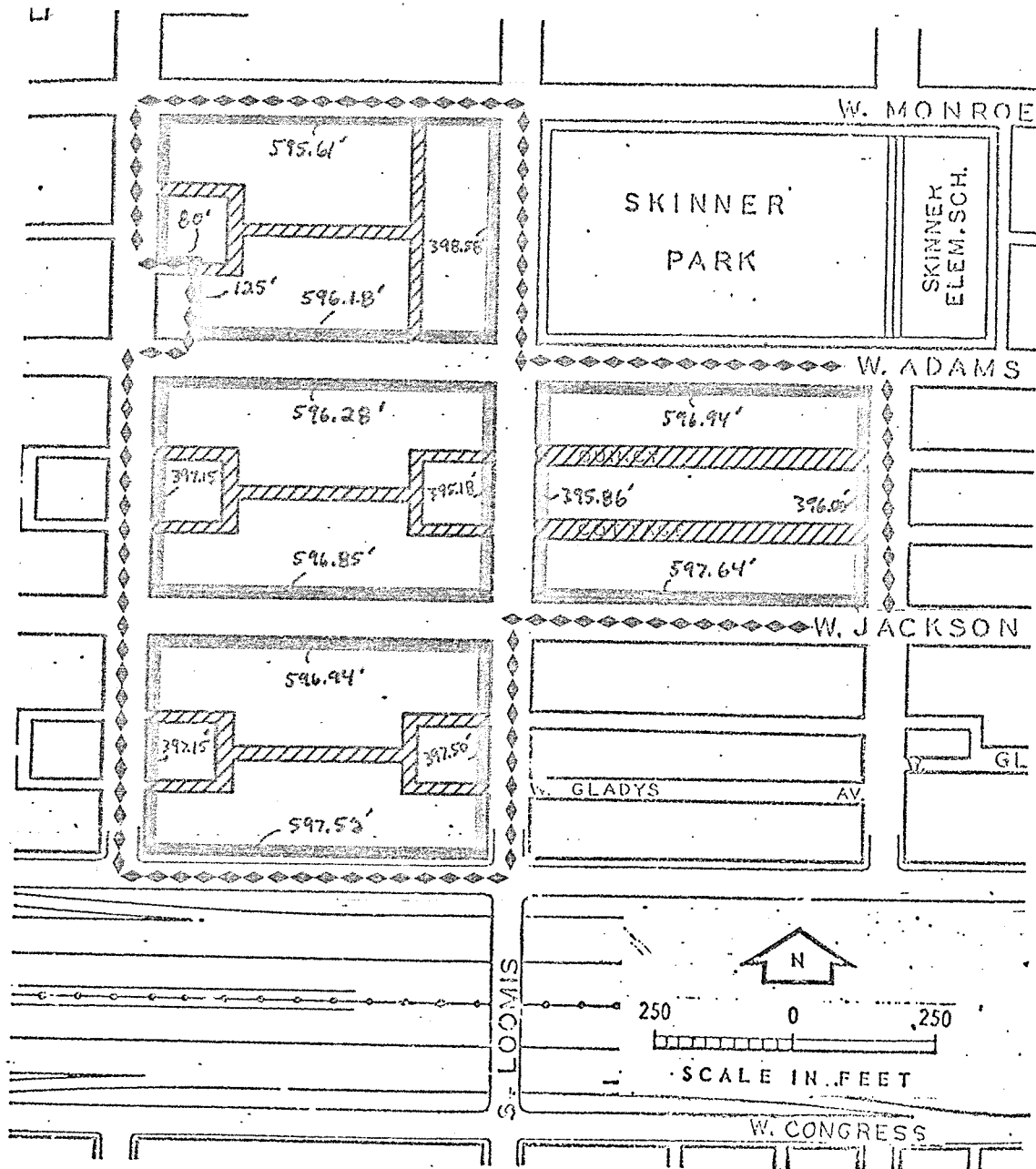
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Development and Planning.

APPLICANT: Public Building Commission,
City of Chicago

DATE: July 25, 1973

RESIDENTIAL PLANNED DEVELOPMENT

Property Line Map and Right-of-Way Adjustments



◆◆◆◆◆ Planned Development Boundary Line

===== Property Lines

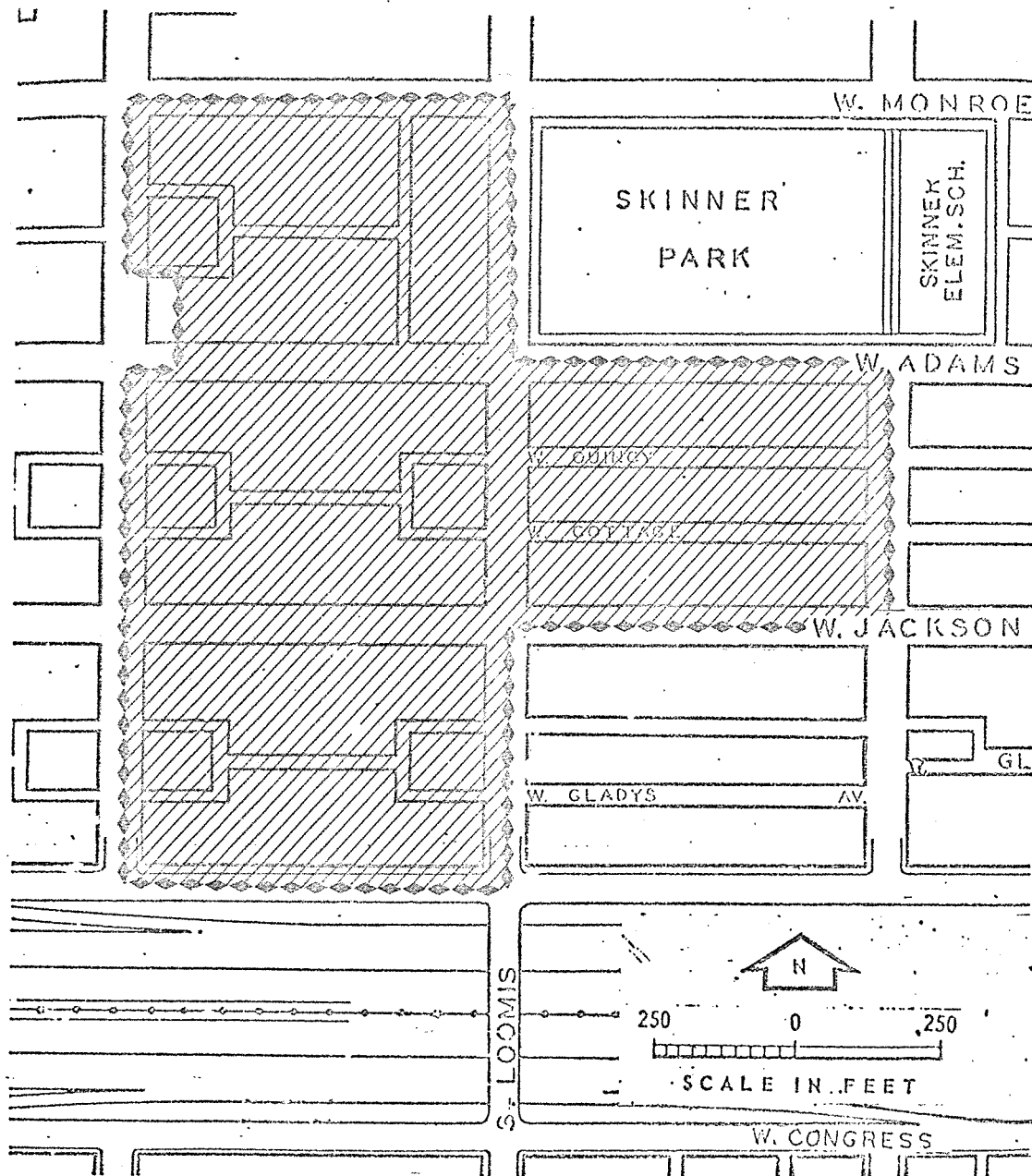
/////// Streets and Alleys to be Vacated

APPLICANT: Public Building Commission, City of Chicago

DATE: July 25, 1973

RESIDENTIAL PLANNED DEVELOPMENT

Generalized Land Use Plan



◆◆◆◆◆ Planned Development Boundary Line

////// Academic and Related Uses,
Police Academy, related recreational uses,
off street parking

APPLICANT: Public Building Commission, City of Chicago

DATE: July 25, 1973

This is a detailed plat map of a city block in Chicago, showing property lines, lot numbers, and various zoning designations. The map includes streets such as W. Madison St., W. Harrison St., W. FLOURNOY ST., W. LEXINGTON ST., W. GABRINI ST., W. ARTHINGTON ST., W. GRENSHAW ST., and W. ROOSEVELT RD. Zoning codes like R5, R4, R3, B2-2, B4-2, B4-3, B5-2, B5-4, B5-5, C1-3, C1-4, C2-3, C2-2, C2-1, and M1-3 are clearly marked. Key landmarks include JEFFERSON PARK, VERNON PARK, SHERIDAN PARK, and HOLY FAMILY CHURCH AND ST. IGNATIUS P.S. The map also shows several schools, including ELLEN SCH., ELEM. SCH., and HOLY FAMILY CHURCH AND ST. IGNATIUS P.S. The map is oriented with North at the top.

DATE: July 25, 1973

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
3,361.6	21.54	Use of land will consist of Academic and related use, a Police Academy, and Public recreation buildings and areas as authorized by the Chicago Zoning Ordinance.	1.0	35%

Gross Area = Net Site Area 21.54 acres + Area of Public Streets 6.43 acres = 27.97 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.0

Minimum number of off-street parking spaces 435.

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Peripheral Building Setbacks: 15 feet.

Minimum Distance Between Building Faces: 50 feet.

Maximum percentage of land covered for the Net Site Area: 35 percent.

APPLICANT: Public Building Commission,
City of Chicago

DATE: July 25, 1973